WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/15 14:24 3 pgs
Fees:18.00 Taxes:728.90
20150422-0036064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2015.

Notary Public

MY COMMISSION EXPIRES 9/10/2018

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Baker	Avenue Bank	14210011300
(NAME)	(NAME)	
7221 Green Meadows Lane	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa Ann Yates, Executrix of the Estate of Vivian Marie Tucker**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jay Baker and Laura Baker, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 40 on the Plan of Green Meadows, Section Two, as of record in Plat Book 5210, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe S. Tucker and wife, Vivian M. Tucker by Warranty Deed dated 06/12/2003 from Levry J. Sisk and wife, Peggy S. Sisk of record in Instrument 20030613-0081823, Register's Office for Davidson County, Tennessee. The said Joe S. Tucker having since died on January 14, 2007. The said Vivian M. Tucker having since died on October 8, 2014.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 5210, Page 37, and (2) Restrictive Covenants of record in Book 5376, Page 552, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7221 Green Meadows Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of April, 2015.

THE ESTATE OF VIVIAN MARIE TUCKER

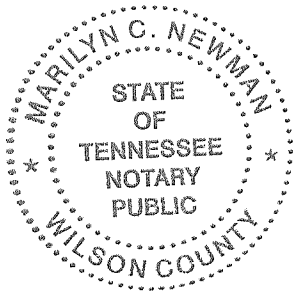
Teresa Ann Yates Executrix
Teresa Ann Yates, Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Ann Yates, the Executrixfor the estate of Vivian Marie Tucker ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of April, 2015.

Marilyn C. Newman
Notary Public
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

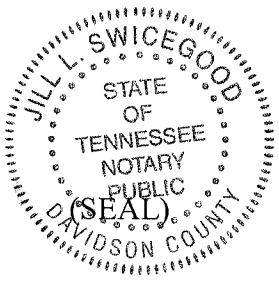
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018